

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R51086

Property Information

property address: S MAIN

legal description: ZENO PHILLIPS, BLOCK 16, LOT 6 (TR-97), ACRES 6.7

owner name/address: UNION PACIFIC RAILROAD CO
ATTN: PROPERTY TAX DEPARTMENT
1400 DOUGLAS ST
OMAHA, NE 68179-1001

full business name: _____

land use category: _____ type of business: _____

current zoning: SC-B occupancy status: _____

lot area (square feet): 291852 frontage along Texas Avenue (feet): NA

lot depth (feet): 525 sq. footage of building: _____

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
670

Improvements

of buildings: _____ building height (feet): _____ # of stories: _____

type of buildings (specify): _____

building/site condition: _____

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☐ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____

lot type: ☐ asphalt ☐ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _____

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

